



Town of Arlington, Massachusetts
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Warrant for Special Town Meeting May 5, 2003

WARRANT FOR SPECIAL TOWN MEETING

MONDAY, MAY 5, 2003

TOWN OF ARLINGTON

TOWN WARRANT
THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To the Constables of the Town of Arlington, in said County:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Arlington to meet in the

TOWN HALL
in said Town on

MONDAY
THE FIFTH OF MAY 2003

At 8 o'clock P.M., at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with, and subject to, the referenda provided by Chapter 43A of the General Laws.

ARTICLE 1 REPORTS OF COMMITTEES

To receive, hear, and act upon the reports of the Board of Selectmen, Finance Committee, Redevelopment Board, and other committees, commissions, and boards heretofore appointed, including, without limitation: Permanent Town Building Committee (April 23, 1969), Vision 2020 Standing Committee (June 8, 1992), School Facilities "Working Group" (May 4, 1994), Bylaw Recodification Study Committee (May 9, 1994), Telecommunications Committee (June 18, 1997), Noise Abatement Study Committee (May 11, 1998), Affordable Housing Task Force (May 3, 1999), Zoning Bylaw Review Committee (May 12, 1999), Uncle Sam Committee (May 17, 1999), Fields and Playgrounds Task Force (May 19, 1999), Maintenance Study Committee (May 1, 2000), Alewife Brook Advisory Committee (May 15, 2000), Newsracks Study Committee (May 9, 2001), Community Preservation Act Study Committee (May 21, 2001), Symmes Advisory Committee (May 21, 2001),

and Power Company Feasibility Committee (May 6, 2002), or take any action related thereto.
(Inserted at the request of the Town Moderator)

ARTICLE 2 SYMMES HOSPITAL SITE PLAN

To see if the Town will vote to include in any plan for the Symmes Hospital site the following plan of the Arlington Housing Authority: to acquire up to 1.5 acres of land and to construct thereon elderly housing and/or housing for the disabled not to exceed 75 units with approximately 50 of those units to be affordable, the cost of same to be borne by the Authority, its successors and/or its assigns, or take any action related thereto.

(Inserted at the request of the Arlington Housing Authority)

ARTICLE 3 REPORT/SYMMES ADVISORY COMMITTEE

To see if the Town will vote to receive the report of the Symmes Advisory Committee, to take action on any of its recommendations regarding, without limitation, the adoption of standards, or other guiding principles that would control or enhance the development scheme for the site, including utilization of a portion of the property for cemetery uses, to make recommendations thereon to the Redevelopment Board for incorporation in the Board's disposition process, to amend the Symmes Arlington Conservation and Improvement Project, Arlington, Massachusetts Urban Renewal Plan (approved by a vote of 141 in the affirmative and 21 in the negative under Article 2 of the Special Town Meeting of January 16, 2002), and further that Article 77 of the 2001 Annual Town Meeting establishing the Symmes Advisory Committee as amended by Article 2 of the January 16, 2002 Special Town Meeting be further amended so as to extend its tenure or otherwise modify its charge, to file Home Rule legislation to authorize the Assessors after the payment of any indebtedness incurred by the Town related to the project, to decrease the tax rate in an amount over a period of time to offset any increases in the tax rate that were a direct result of monies expended for this project, or take any action related thereto.

(Inserted at the request of the Symmes Advisory Committee)

ARTICLE 4 SYMMES URBAN RENEWAL PLAN

To see if the Town will vote to amend the Symmes Arlington Conservation and Improvement Project, Arlington, Massachusetts Urban Renewal Plan, approved (by a vote of 141 in the affirmative and 21 in the negative) under Article 2 of the Special Town Meeting at the session held on January 16, 2002, as follows:

In Section II PROJECT PROVISIONS Subsection, A. Objectives of the Plan, number 10, by amending the objective to read as follows:

10. To provide market rate and affordable housing opportunities to take advantage of the many amenities of the site which are prerequisites for successful residential development;
and by adding a new number 12 as follows:

12. To increase the floor area of medical uses on the site beyond the 30,000 square feet currently in use in order to expand the level of medical services available in Arlington;
and by amending Subsection C. Land Use Proposals by inserting the words "new construction and/or" between the words "to promote" and "the conservation" to make the paragraph read as follows:

C. Land Use Proposals

It is the intent of the plan to promote new construction and/or the conservation and improvement of the existing buildings within the project area by encouraging the renovation

and rehabilitation of existing structures for commercial, office, residential, medical and public use;
and by amending Subsection D. Development Controls Applicable to All Parcels by adding the following after Exhibit I in the sixth line "shall control as same may be amended," to make the paragraph read as follows:

D. Development Controls Applicable to All Parcels

The Zoning Bylaw of the Town of Arlington as amended (including the provisions therein for special permits and variances but not including provisions for nonconforming uses) will control all use and development in the Symmes Arlington Conservation and Improvement Project. The Bylaw in effect on this date attached as Exhibit I shall control as same may be amended; and by amending the Disposition Plan dated 1/7/02 by changing the parcel designated Housing Parcel H-1 to Mixed Use Parcel MU-2, or take any other action relating thereto.

(Inserted at the request of the Arlington Redevelopment Board)

ARTICLE 5 WETLANDS BYLAW VARIANCE PROVISIONS

To see if the Town will vote to amend Article 8 – Wetlands Protection of Title V of the Bylaws so as to provide the Conservation Commission with the authority to grant a variance in those situations where strict adherence to provisions of the bylaw would result in an extreme hardship, or take any action related thereto.

(Inserted at the request of the Superintendent of Schools, the Director of Planning and Community Development, and the Town Counsel)

Hereof, fail not, and make due return of the Warrant, with your doings thereon, to the Town Clerk, on or before said day and hour of meeting.

(SIGNED)

A true copy

SELECTMEN KATHLEEN KIELY DIAS
JOHN W. HURD
CHARLES LYONS
KEVIN F. GREELEY
DIANE M. MAHON

Attest
RICHARD T. BOYLE, CONSTABLE